



Welsummer Way, Cheshunt Waltham Cross EN8 0UG

welcome to

Welsummer Way, Cheshunt Waltham Cross

WILLIAM H BROWN are delighted to bring to the market this STUNNING TWO BEDROOM apartment situated in a quiet residential location in CHESHUNT. The property has been recently refurbished and is in fantastic condition and also offers spacious living accommodation throughout. BOOK NOW!



**Accommodation Comprises:-
Entrance Hall**

Entry phone system, storage cupboard, electric radiator and laminate flooring

Lounge

18' 2" x 10' 3" (5.54m x 3.12m)

Patio doors to communal rear garden, door to kitchen, electric radiator, laminate flooring

Kitchen

8' 2" x 7' 6" (2.49m x 2.29m)

Double glazed window to rear aspect, Modern wall and base units with complementing worktops. Integrated oven, ceramic hob and extractor fan, stainless steel sink unit, integrated dishwasher, integrated washer/dryer, space for fridge/freezer.

Bedroom 1

17' 8" x 8' 4" (5.38m x 2.54m)

Double glazed window to front aspect, walk in wardrobe, electric radiator and laminate flooring.

Bedroom 2

11' 2" x 5' 9" (3.40m x 1.75m)

double glazed window to front aspect, Fitted wardrobe, electric radiator and laminate flooring.

Bathroom

Has a paneled bath, with a rain shower head over, Low Level WC, Vanity unit with inset wash hand basin and storage under. Cupboard housing hot water tank, tiled walls and flooring and a chrome heated towel radiator

Exterior

allocated parking in front of the apartment.
Communal gardens and ample visitor parking.



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Welsummer Way, Cheshunt Waltham Cross

- LARGE LIVING ROOM
- ACCESS TO SECLUDED COMMUNAL GARDENS
- IMMACULATE CONDITION THROUGHOUT
- TWO BEDROOMS, ONE WITH WALK-IN WARDROBE
- OWN DRIVEWAY

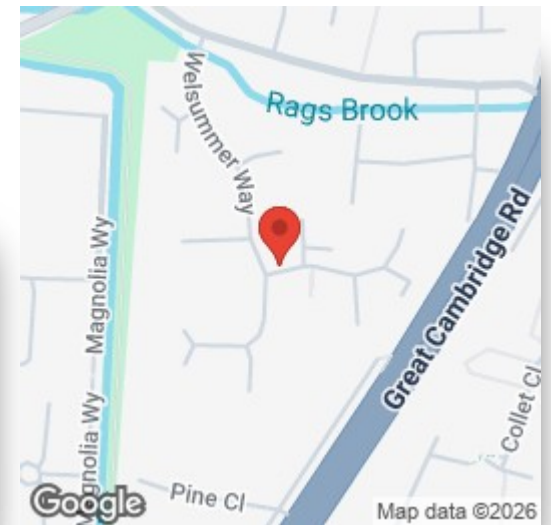
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1956.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109727 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk